

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on Wednesday, September 3, 2014 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Shane Grimm, Department of Planning and Zoning.

The following members were in attendance:

Len Walinski	Health Department
Robin Wales	Department of Emergency Services
Bill Snyder	Harford County Fire/EMS
Mike Rist	DPW Engineering
Shane Grimm	Planning and Zoning
Jen Wilson	Planning and Zoning
Ron Marney	Planning and Zoning
Mark Logsdon	Sheriff's Office
Darryl Ivins	DPW Water and Sewer
Rich Zeller	State Highway Administration
Patrick Jones	Harford Soil Conservation District

Also in attendance were:

Dale Hinkle	Rob Snyder
Sabrina Sauer	George Houzouris
C. John Sullivan	Ron Klages
Mary Jane Poteet	Dudley Campbell,
Mike Carr	Bay State Land Services
Kate Bryden	

Shane Grimm, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there were four plans on the agenda. Mr. Grimm explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes will also be published to the Department of Planning and Zoning's website.

### **LANDS OF PAULINE C. KNOPP – LOTS 5 & 10**

Located on the north side of Chrome Hill Road; east of Old Federal Hill Road. Tax Map 24; Parcel 379. Fourth Election District. Council District D. Planner Ron.

Plan No. P14-098 Subdivide existing lot 5 to create lot 10; 23.456 acres; AG.

Received 08-01-14 Nancy M. Knopp/Highland Survey Associates, Inc.

Frank Richardson of Highland Survey Associates presented the plan. This property consisted of 79+ acres in 1977. Five lots have been created using three family conveyances in 1982 which left five floating development rights. Three of those rights were used in 1997 to create

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lots 6, 7 and 8. Lot 9 was created in 2001 leaving one development right. This plan proposes to subdivide existing lot 5.

**Emergency Services - Robin Wales**

Lot 10 will be addressed 1414 Chrome Hill Road and lot 5 will be 1420 Chrome Hill Road. These addresses will work if available, displayed properly and approved by Planning and Zoning.

**Volunteer Fire and E.M.S. – Bill Snyder**

No comment.

**Harford Soil Conservation District – Patrick Jones**

An adequate sediment and erosion control plan must be approved before the issuance of a grading permit. The sediment and erosion control plan must be integrated with the SWM strategy at the design phase. It is recommended, as per the new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control, that in a Tier II watershed, additional level of controls may be needed and Tier II buffers utilized.

An NOI permit is required from MDE when a project disturbs more than one acre. Please contact MDE about the NOI permit process.

**Health Department – Len Walinski**

Prior to preliminary plan approval, the following is required:

Currently the consultant is providing 20,000 sf septic reserve areas (SRA) for new Lot 10 and the existing Lot 5. Per Harford County Code of Local Law Chapter 216, the SRA may be a minimum of 10,000 sf or adequate in size to accommodate an initial on-site disposal system (OSDS) and three future replacement OSDS based on a four bedroom dwelling, whichever is greater. If the consultant elects to reduce the SRA's on either lot to less than 20,000 sf, the consultant shall provide an OSDS design for the lot(s) providing the initial OSDS design layout and the layout for three future OSDS meeting all required setbacks. The design must also evaluate the need for a pump system and include the pump system design if applicable. If the SRA on Lot 5 is reduced to less than 20,000 sf, a Best Available Technology (BAT) unit will have to be installed. The consultant needs to contact Leonard Walinski for minimum OSDS design information.

Prior to final plat approval, the following are required:

The consultant/applicant must make application for a "Notice of Exemption to Appropriate and Use Groundwater". The completed application is to be submitted to the Health Department and, upon processing, the completed application will be forwarded to the Maryland Department of the Environment.

The existing OSDS for Lot 5 must be pumped, inspected and certified by a contractor who has completed a course approved by the Maryland Department of the Environment (MDE) for the proper evaluation of OSDS. The contractor must submit a report of the findings to the Health

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Department for review. Any deficiencies noted must be corrected to the satisfaction of the Health Department.

The existing well for Lot 5 must be tested for volatile organic compounds (VOC) in accordance with the Environmental Protection Agency's (EPA) protocol 524.2 Rev. 4.1, bacteria and nitrates and the results forwarded to the Health Department for review. All water testing must be collected by a Maryland Certified Water Sampler and analyzed at a Maryland Certified Lab. All submitted results must include the Chain of Custody documentation. A list of Maryland Certified Labs was provided. Any questions regarding these tests should be directed to John Resline of the Health Department at 410-877-2325.

As part of the Certificate of Potability (COP) requirement, the new well for Lot 10 must be sampled and analyzed for full range of VOC, using EPA Method 524.2 Rev. 4.1. COP testing also consists of two consecutive good bacteriological samples taken at least 7 days apart and testing for nitrates, turbidity and sand. If the results are not acceptable, corrective action will be necessary.

The final plat must bear the standard well, septic reserve area and plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

**DPW – Engineering – Mike Rist**

A grading permit or sediment control plan shall be required for land disturbing activities exceeding 5,000 sf.

Stormwater management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.

A standard stormwater management plan for single lot residential construction or an engineered plan shall be submitted for review and approved prior to final plat approval.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit for sites requiring an engineered plan.

Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits.

Maintenance is the responsibility of the lot owner.

An access permit is required for the proposed driveway.

The driveway must be paved within the County right of way prior to issuance of any use and occupancy permits and provide adequate site distance for a 35 mph design speed.

Monumental masonry mailboxes or structures shall not be constructed within the right of way.

A 30' right of way dedication is required along Chrome Hill Road if not already dedicated. The deed reference shall be shown on the final plat.

**Sheriff's Office – Mark Logsdon**

No comment.

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**State Highway Administration – Rich Zeller**

SHA has no objection to preliminary plan approval as access is to a County road and there are no right of way impacts to SHA.

**Department of Planning and Zoning – Ron Marney**

The property is subject to the Harford County Forest and Tree Conservation regulations under the conditions of the Abbreviated Process described in Section 267.30.5.1.C. of the Code, stating that the development of this property will not result in the cutting or clearing of more than 20,000 square feet of forested area. A declaration of intent has been submitted which states that 0 square feet of clearing will occur. All forested areas to be retained shall be labeled as “Forest Retention Area” (FRA) on the final plat, along with deed containing covenants and restrictions protecting the FRA, to be recorded with the plat.

This site contains environmentally sensitive areas including the Rummy Run Stream, non-tidal wetlands and steep slopes. Rummy Run is currently shown with a 150 foot buffer but is no longer considered a major tributary; the buffer may be reduced to 75 feet. The 100 year flood plain easement is no longer required but will be left to the discretion of the developer. The NRD boundary shall be extended to include the steep slopes identified on the plan. The stream that runs through the property is a tributary to Kellogg’s Branch, and has been identified by DNR as a trout stream. The minimization of impervious surfaces is encouraged in these areas, as trout are very sensitive to runoff from impervious surfaces. The property is located in a MDE designated Tier II catchment area. A 50 foot buffer yard will be required along the northern boundary specifically the Lands of Edward Hogarth and Land of Audrey Cremeans.

There were no additional comments from the public.

**WINTERS RUN – LOTS 10 -14**

Located on the south side of Tollgate Road; east of Gorsuch Garth. Tax Map 48; Parcels 61 & 138. Third Election District. Council District B. Planner Jennifer.

Plan No. P14-084 Create five residential lots; 11.983 acres; AG.

Received 07-03-14 Winters Run Golf Club, Inc./Gemcraft Homes/Bay State Land Svc.

Mitch Ensor of Bay State Land Services presented the plan. This plan proposes the creation of five Ag lots on approximately 12 acres within the golf course area. Mr. Ensor noted that the golf course will continue to operate at its current configuration during the subdivision process. The original parcel consisted of and has approximately 24 development rights available. Eight lots exist and were recorded in 1978 on the northwest portion of the parcel. Lots 9 through 14 were proposed on that same development plan and recorded, then un-recorded, and now consists of lot 9; later purchased by the County as Tollgate Park on the east side of the original parcel. This proposal is to once again create five additional lots. The lots will be served by private wells and septic. A Forest Stand Delineation and Forest Conservation Plan have been submitted as

well as a stormwater management plan. In general, the lots will be serviced by the existing service road that runs into the golf course with either individual driveways or a common drive.

Mr. Grimm clarified with Mr. Ensor that the lots referred to as created in 1978 are the lots off of Gorsuch Court. Mr. Ensor confirmed those are existing recorded lots and privately owned.

### **Emergency Services - Robin Wales**

The houses on these common drives and panhandle lots are getting more and more difficult to locate. Emergency Services is requesting when there are two or more lots on a common drive that it be named a private road and addressed accordingly. Private road names must be checked with Emergency Services so duplication does not take place.

The addresses of panhandle lots shall be displayed at the entrance within 10' of the public roadway, at least 3' high and at each driveway to indicate the proper lane of access for each property.

Emergency Services requests signs with arrows and addresses to expedite arrival times.

### **Volunteer Fire and E.M.S. – Bill Snyder**

It is recommended that the existing driveway to the golf clubhouse be given a road name which may be kept private. The new court shall also have a road name. Addresses and road naming shall be done in conjunction with Robin Wales at the Department of Emergency Services.

### **Harford Soil Conservation District – Patrick Jones**

Concept stormwater management plans have been submitted and reviewed.

An adequate sediment and erosion control plan must be approved prior to issuance of a grading permit. The sediment and erosion control plan must be integrated with the SWM strategy at the design phase.

It is recommended, as per the new 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control Manual, that in a Tier II watershed, additional level of controls may be needed and Tier II buffers are utilized for this site.

An NOI permit is required from MDE when a project disturbs more than one acre. Please contact MDE about the NOI permit process.

### **Health Department – Len Walinski**

The plan proposes to create five single family residential lots from an existing golf course. The lots will be serviced by individual wells and on-site disposal systems (OSDS). The remaining land is the site of the Winters Run Golf Course and clubhouse which is also serviced by on-site facilities (wells and an OSDS). Soil tests were conducted on the remaining lands in the past for the golf course facilities.

Prior to further review, the consultant must provide the following documentation for the golf complex for review and approval. The conclusion of the consultant must be acceptable to the Health Department.

The current membership and any projected future membership growth.

A listing of the various uses related to the golf course operation (showers, restaurant/snack bar, etc.) and projected wastewater flow from these uses. The consultant should also review Maryland Department of the Environment (MDE) estimated flows for commercial enterprises in their large system guidelines, titled "MDE Guidance on Wastewater Flows for use in Designing On-Site Systems".

Establish the potential maximum daily flow for the site.

Determine the capacity and adequacy of the existing system and provide area for a minimum of two future replacement systems. Future repair area must have satisfactory percolation tests in sufficient number to verify the suitability of the proposed repair areas.

The submittal must provide all calculations used to establish the adequacy of the existing and future replacement cells.

Upon review of the above information, the Health Department will update its comments.

Note: Due to changes in the Harford County Code effective August 15, 2104, the septic reserve areas may be reduced to a minimum of 10,000 sf or adequate area for an initial sewage disposal system – On Site Disposal System (OSDS) and three repair waste disposal systems based on a four bedroom dwelling, whichever is greater for residential lots. If the consultant elects to reduce the SRA to 10,000 sf, a detailed site plan needs to be submitted prior to preliminary plan approval for each lot providing the initial OSDS design layout and the layout for three future OSDS layouts meeting all required setbacks and design standards. The design must also evaluate the need for a pump system and include that in the system layout. The consultant needs to contact Leonard Walinski for minimum OSDS design information.

The Health Department has received correspondence from the MDE, Land Restoration Program (LRP) regarding the redevelopment of golf courses into residential developments. Potential threat to the environment and human health could occur from common activities associated with golf course operations. Golf courses have relied upon evolving turf grass management techniques to maintain the quality of playing fields. Such practices have relied upon the application of pesticides, herbicides, insecticides and fungicides for turf management. Therefore, MDE LRP has developed the "Golf Course Environmental Assessment – Technical Guidance Document" to be used in the redevelopment of golf courses. The Health Department strongly recommends that the owner/developer review this document and incorporate its recommendations into a Phase I assessment of the property. Any discovery that may negatively impact the future residents of the development must be remediated to the satisfaction of the appropriate governmental agency or an acceptable private third party.

Upon satisfactory completion of the above items and prior to final plat approval, the Health Department has the following requirements:

The consultant must provide a print to the office indicating the locations of all septic systems on the property.

Any septic systems to remain (the clubhouse and other buildings) must be pumped, inspected and certified by a contractor who has completed a course approved by MDE for the proper evaluation of on-site septic systems. The contractor must submit a report of the finding to

the Health Department for review. Any deficiencies noted must be corrected to the satisfaction of the Health Department.

Any buildings listed to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved, and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells and septic systems, asbestos, underground storage tanks, hazardous materials, solid wastes, etc. and the forwarding of any documentation concerning the demolition work. If there are any questions concerning the demolition work, please contact Mr. Joe DeLizia or Mr. Rich Gordon of the Health Department's Air/Waste Division. They can be reached at 410-877-2335 or 410-877-2326.

The consultant/applicant must make application for a "Notice of Exemption to Appropriate and Use Groundwater". The completed application is to be submitted to the Health Department and, upon processing, the completed application will be forwarded to the Maryland Department of the Environment.

A new well must be drilled for the clubhouse. The water supply for the clubhouse will be classified as a transient non-community water supply. Prior to being placed into service, a Certificate of Potability (COP) must be issued for this supply. As part of the COP requirements for this well, the new water supply must be sampled and analyzed for full range of Volatile Organic Compounds (VOC), using EPA Method 524.2 Rev. 4.1 along with pesticides and herbicides. COP testing also consists of two consecutive good bacteriological samples taken at least 7 days apart and testing for nitrates, turbidity and sand. If the results are not acceptable, corrective action will be necessary. Questions regarding the tests should be directed to Mr. John Resline at 410-877-2325.

As part of the COP requirement, the new wells for Lots 10-14 must be sampled and analyzed for full range of Volatile Organic Compounds (VOC), using EPA Method 524.2 Rev. 4.1 along with pesticides and herbicides. COP testing also consists of two consecutive good bacteriological samples taken at least 7 days apart and testing for nitrates, turbidity and sand. If the results are not acceptable, corrective action will be necessary.

The final plat must bear the well, septic reserve area, and the plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

#### **DPW – Engineering – Mike Rist**

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

Stormwater management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.

A stormwater management concept plan has been submitted for review and must be approved prior to preliminary plan approval. Comments must be addressed on subsequent stormwater plan submittals.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

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Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits. Practices located on individual lots are the maintenance responsibility of the lot owner.

A 30' right of way dedication is required along Tollgate Road.

**Sheriff's Office – Mark Logsdon**

Most concerns were covered by the Department of Emergency Services however, if the entrance is either gated or locked, an access code will be required for first responders.

**State Highway Administration – Rich Zeller**

SHA has no objection to preliminary plan approval as access is to a county road and there are no right of way impacts to a state highway.

**Department of Planning and Zoning – Jen Wilson**

The existing golf course is made of two (2) parcels. Parcel 61 where the lots are proposed does not carry enough development rights. In order to complete this project, the two (2) parcels must be combined. As such, the property will carry ten (10) development rights. This plan will utilize 5 of those rights.

The Historic Preservation Section of Planning & Zoning is asking that the owner/developer consider preservation or relocation of the historic Joesting-Gorsuch House, as opposed to demolition. It is an 18th century dwelling possibly dating back to as early as the 1730's, making it one of the oldest known structures in Harford County and a unique and valued historic resource.

The Department would be willing to entertain retaining the structure for use as a storage building by either the lot owner or the golf course.

The Forest Conservation Plan cannot be approved at this time. The calculations must be revised to permanently retain additional forest.

This property drains to headwaters within a Tier II watershed. In order to best protect the environmental features within this area, impervious surfaces should be limited to the maximum extent practicable, and stormwater management facilities should be designed to maximize infiltration rates.

Common drive agreements will be required and shall include the new lots and the existing golf course.

The Minimum Building Setback Line for Lot 11 shall be revised on the Final Plat to measure 50' from the property line.

It is recommended that a private restriction be placed on Lot 11 to dictate the proposed home be built north of the septic reserve area and not within the area south of the septic reserve.

Comments were invited from the public:

Dale Hinkle lives on Gorsuch Garth asked if houses would be on both sides of the golf course lane.

Mr. Ensor replied they would be on both sides.



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Ms. Hinkle asked if the barn and house were going to be taken down.

Mr. Ensor said yes.

Ms. Hinkle asked if there would be any restrictions on the type of houses to be built and if they would be similar to the restrictions for her neighborhood.

Mr. Ensor replied that would be a determination made by the golf course. He explained his firm is responsible to engineer the lots and decisions regarding lot restrictions are a private decision made by the developer, however, restrictions are typical and likely to be relative to the new lots.

Ms. Hinkle confirmed that this plan is under review and not yet approved. She asked if there was a way to oppose the development on the property. She feared the golf course is in financial trouble and thought this plan could open up future development for townhomes and such. She was opposed to that use.

Mr. Grimm explained that the plan is under review. It is zoned agricultural and has a certain number of development rights as of February, 1977 which has allowed the property to develop lots over the years. The remaining development rights available now allow the subdivision of these lots. No other types of units are allowed on AG property. Townhouses or condos would only be permitted if the property were to be rezoned. Comprehensive Rezoning will not start for a few years and Mr. Grimm had no indication that this property would be asking for rezoning. The property is outside of the Water and Sewer Master Plan area which typically does not see higher density zoning granted. This plan can only be approved once all the comments and requirements of the Zoning Code and the DAC Committee have been met.

Ms. Hinkle asked about fire and safety concerns due to the entrance being on the bend of Tollgate Road.

Mr. Grimm explained that the consultant must provide a site line profile and the Department of Public Works will review the submission for site adequacy standards.

Mr. Ensor added that his firm has met with DPW staff at the site.

C. John Sullivan, 1004 Gorsuch Garth, was very familiar with the Joesting House and Barn and wanted to stress the importance of the historic preservation of the structures. He would like to see the house preserved and possibly put to another use. In addition, as the former employee of the Department of Assessments and Taxation, he explained how the Winters Run Golf Course had entered into an agreement which maintained the property assessment as a country club rather than at market value. The agreement has been renewed a couple of times; he thought the agreement expires in 2016. He explained that if these lots are created, there will be a tax penalty for the difference between the market value of the property and its existence as a golf course.

Mr. Grimm acknowledged Mr. Sullivan's comments for the record.

Tom Devlin, 1444 Overlook Way, has been a member of the golf course for 42 years and was concerned about the entrance to the course and the gate.

Mr. Grimm asked if there was a sign at the entrance.

Mr. Devlin replied that there was a sign on the stone pillars at the entrance.

Mr. Grimm recommended a sign easement be added to the plan for future maintenance of the area.

**FB INVESTMENTS XI, LLC AT PERRYMAN – LOTS 2 & 3**

Located on the east side of Chelsea Road; south of Michaelsville Road. Tax Map 63; Parcel 246; Lot 2. Second Election District. Council District F. Planner Shane.

Plan No. P14-099 Subdivide lot 2 to create lot 3; 74.9586 acres; GI.

Received 08-06-14 FB #2 LLC/FB Investment XI, LLC/Frederick Ward Associates, Inc.

Mr. Grimm clarified this plan was only for the subdivision of the parcel and not a site plan for the development of the property as structures are already existing. Gerry Powell of Frederick Ward Associates presented the plan. He presented the plan to subdivide Lot 2 which was approved in 2005 and, at that time, proposed a 1.3 million sf warehouse. Since then, due to marketing of the property and need for warehouse space, two separate warehouses were constructed slightly under the projected square footage. This subdivision will place each existing warehouse on its own lot. The lot will also have a private road right of way. Lot 2 is proposed to connect to Chelsea Road. The project has public water and sewer service to both buildings. An additional service is proposed to Lot 3. At present, there are approved stormwater management, erosion and sediment control plans and a valid open/active grading permits. The site is fully developed and the buildings are open and operational.

**Emergency Services - Robin Wales**

Check with Emergency Services on the name of the private drive so that duplication does not occur.

**Volunteer Fire and E.M.S. – Bill Snyder**

All new buildings or altered buildings with an automatic sprinkler system or supervised, automatic fire detection system shall have a Knox Box installed per NFPA 1, Part III, 3-6. They shall be keyed for the Aberdeen Fire Company: 410-272-2211.

Usage of non-combustible landscaping directly next to the buildings is recommended. Traditional, wooden mulch increases the likelihood of nuisance fires from outdoor smoking.

**Harford Soil Conservation District – Patrick Jones**

An update or revision, if needed, should be submitted. He asked if grading were ongoing or already finished.

Mr. Powell indicated it was complete.

**Health Department – Len Walinski**

The Health Department has extended its approval for the preliminary plan. The site is improved with a warehouse and is serviced by public water and sewer. A portion of the property is located within zones 1, 2 and 3 of the Perryman Wellhead Protection Plan (WHPP) area. The Perryman Well Field is a large valuable source of potable groundwater in Harford County and must be protected from contamination.

The final plat must bear the well, septic reserve area and plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

**Water and Sewer – Darryl Ivins**

A private utility and access easement must be created around the privately owned sewer service across proposed Lot 2 for the benefit of Lot 3.

A private utility and access easement must be created around the privately owned water service across proposed Lot 3 for the benefit of Lot 2.

A private utility and access easement must be created on Lot 3 for the fire line that serves Lot 2. The easement must also include the fire hydrant lead between the buildings.

The method by which the fire lines are to be separated in the vaults shall be shown in a detail on the utility plan submitted with the Commercial Application.

The new water service for Lot 3 shall be completed as part of the utility work performed under the Commercial Application. The existing domestic water interconnection between the buildings must be eliminated as part of the utility work. The method of performing this work must be shown and described on the utility drawings.

An inside water meter setting is proposed. The property owner must execute an Inside Meter Agreement, which will be prepared by the Division of Water and Sewer, for the ownership and maintenance of the metering equipment. This agreement shall be executed concurrent with the Commercial Application.

The Commercial Service Application Number 19779 must be added to the title block of the site plan submitted with the Application for approval.

A Commercial Service Application must be completed by the owner, approved by Harford County, and all water and sewer utility work completed before the subdivision plat may be recorded. Contact the Division of Water and Sewer at 410-638-3300 x1490 for additional information. Upon review of the Commercial Application, this development shall be subject to additional hook-up charges due to the separation of the onsite utilities.

The two proposed lots are located within the Perryman Wellhead Protection Area. As such, development of this site is subject to Section 267-66 of the Zoning Code. There are prohibited uses within the protection area. These are listed in the previously mentioned section of the Code. All prospective purchasers and future tenants shall be advised of the limitations and standards established by Section 267-66.

**DPW – Engineering – Mike Rist**

Sediment control plans have been updated and were approved on March 18, 2014.

Stormwater management facilities have been constructed for the site. Any changes to the approved design will require an update and re-approval.

**Sheriff's Office – Mark Logsdon**

No comment.

**State Highway Administration – Rich Zeller**

SHA has no objection to preliminary plan approval as access is to a county road and there are no right of way impacts to a state highway.

**Department of Planning and Zoning – Shane Grimm**

All appropriate cross easements shall be shown on the final plat.

The private road shall be named.

Any future tenants shall be made aware of the Code provisions for the Perryman Wellhead Protection Plan and associate areas.

No additional impervious surface will be permitted beyond what is currently shown.

The final plat must be recorded in the land records.

Michael Carr, 1921 Park Beach Drive, asked if there were any plans for improvements to Perryman Road or Chelsea Road. The community is concerned about the truck traffic given the current amount of warehouses in the area as well as proposed plans in the Michaelsville Road area.

Mr. Grimm replied that the plan was subject to the adequate public facilities provisions of the Code when it was originally developed. There was a traffic impact analysis which was also completed at the time.

Mr. Powell spoke to some of the traffic improvements that had already been completed along Chelsea Road and at the property entrances in accordance with the access permits. Most truck traffic comes off of Chelsea Road; Woodley Road will remain in its present condition. Traffic coming off of Lot 3 will be mostly for employees only.

Mr. Grimm added that any future projects on industrial zoned land in the Perryman Peninsula will have to adhere to the Adequate Public Facilities provisions in addition to a traffic impact analysis which will be performed as the projects come in for approval.

Mr. Carr asked for clarification on the proposed access road; he thought it was already built.

Mr. Powell confirmed it was existing.

Mr. Carr asked if it would remain as a private road.

Mr. Powell confirmed and added that easements will be created to allow access among the lots.

**CHESTNUT HILL ROAD – LOTS 5 -8**

Located east of Chestnut Hill Road; north of Kensington Farm Court. Tax Map 33; Parcels 44 & 240. Third Election District. Council District D. Planner Jennifer.

Plan No. P14-100 Create four residential lots; 64.757 acres; AG.

Received 08-06-14 Lester & Celeste Edwards/Bay State Land Services.

Mitch Ensor of Bay State Land Services presented the plan. The plan proposes creating four family conveyance lots – Lots 5-8 on the parcel. Lots 1-4 were previously recorded are existing. All lots will be served by well and septic. Perc testing has been completed. A Forest

Stand Delineation and a Forest Conservation Plan have been submitted as well as a Stormwater Management plan. All development rights have now been used for this parcel.

**Emergency Services - Robin Wales**

The houses on these common drives and panhandle lots are getting more and more difficult to locate. Emergency Services is requesting when there are two or more lots on a common drive that it be named a private road and addressed accordingly. Private road names must be checked with Emergency Services so duplication does not take place.

The addresses of panhandle lots shall be displayed at the entrance within 10' of the public roadway, at least 3' high and at each driveway to indicate the proper lane of access for each property.

Emergency Services requests signs with arrows and addresses to expedite arrival times.

**Volunteer Fire and E.M.S. – Bill Snyder**

Dwellings on panhandle lots shall have the addresses marked at any point the driveways split to identify each dwelling's house number. Signs with directional arrows are recommended. An example was provided.

**Harford Soil Conservation District – Patrick Jones**

An adequate sediment and erosion control plan must be approved before the issuance of a grading permit. The sediment and erosion control plan must be integrated with the SWM strategy at the design phase. It is recommended, as per the new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control, that in a Tier II watershed, additional level of controls may be needed and Tier II buffers utilized.

An NOI permit is required from MDE when a project disturbs more than one acre. Please contact MDE about the NOI permit process.

**Health Department – Len Walinski**

The plan proposes to create four additional single family residential lots from an existing parcel. Lots 5-8 are unimproved and will be serviced by individual wells and on-site disposal systems (OSDS). Soil tests were conducted on September 16, 2010 and December 22, 2010.

Prior to preliminary plan approval, the following are required:

The consultant must provide a print to the Health Department identifying the location of all residential dwelling units and any farm structures connected to the existing wells and/or OSDS located on the remaining lands. The plan must also provide the location of all OSDS and wells located on the property.

Currently the consultant is providing 20,000 sf septic reserve areas (SRA) for the new lots and 10,000 sf SRA for each of the current OSDS located on the remaining lands. Per Harford County Code of Local Law Chapter 216, the SRA may be a minimum of 10,000 sf or adequate in size to accommodate an initial OSDS and three future replacement OSDS based on a four bedroom

dwelling, whichever is greater. The consultant must submit a detailed site plan for all SRAs on the remaining lands providing the initial OSDS design layout and the layout for three future OSDS layouts meeting all required setbacks and design standards. The design must also evaluate the need for a pump system and include that in the system layout. If the consultant elects to reduce the SRAs on proposed lots 5-8 to less than 20,000 sf, the consultant will also need to provide the OSDS design for each of these lots. The consultant needs to contact Leonard Walinski for minimum OSDS design information.

Upon preliminary plan approval and prior to final plat approval, the following are required:

The consultant/applicant must make application for a "Notice of Exemption to Appropriate and Use Groundwater". The completed application is to be submitted to the Health Department and, upon processing, the completed application will be forwarded to the Maryland Department of the Environment.

All existing OSDS on the remaining lands must be pumped, inspected and certified by a contractor who has completed a course approved by MDE for the proper evaluation of an OSDS. The contractor must submit a report of the findings to the Health Department for review. Any deficiencies noted must be corrected to the satisfaction of the Health Department.

All existing wells to remain in service on the remaining lands must have the type of well construction indicated and what structure it services. Well construction may include such descriptions as a drilled well, pit drilled well, buried well or hand dug well. If the well is drilled, the consultant and/or developer needs to indicate if a well tag is present and, if present, the tag number must be provided on a plan to the Health Department. Once the type of well construction is determined for the existing wells, the Health Department will determine what wells can remain in use or must be replaced by a new well. Any existing well approved to remain must be tested for bacteria and nitrates and the results forwarded to the Health Department for review. Any questions regarding the water test should be directed to Mr. John Resline at 410-877-2325.

NOTE: All water testing required for this project must be collected by a Maryland Certified Water Sampler and analyzed at a Maryland certified lab. A list was provided of labs that routinely work in Harford County. All submitted results must include the Chain of Custody documentation.

Any well(s) located on the property not in use or that will be removed from service must be properly abandoned by a licensed well driller and an abandonment report submitted to the Health Department.

The final plat must bear the well, septic reserve area, and the plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

#### **DPW – Engineering – Mike Rist**

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

A stormwater management concept plan must be submitted for review and must be approved prior to preliminary plan approval. Comments must be addressed on subsequent stormwater plan submittals.

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The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner(s) and shall be stipulated in the association documents. The facilities shall be located in open space if they serve more than one lot.

Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits. Practices located on individual lots are the maintenance responsibility of the owner.

Access permits are required for the proposed driveways.

The driveways must be paved within the County right of way prior to issuance of any use and occupancy permits.

**Sheriff's Office – Mark Logsdon**

No comment.

**State Highway Administration – Rich Zeller**

SHA has no objection to preliminary plan approval as access is to a county road and there are no right of way impacts to a state highway.

**Department of Planning and Zoning – Jen Wilson**

The plan indicates these lots are being created as family conveyance lots. A new series must be submitted indicating the name and relationship of the family members associated with these conveyances.

This plan will require the revision of Plat 126/45 – Remaining Lands of Lester E. Edwards. This must be recorded concurrently with the Final Plat for Lots 5-8.

A Combined Forest Stand Delineation / Forest Conservation Plan has been submitted and approved. (FSD/FCP12-003-2)

The Natural Resource District is a non-disturbance area. The location of the driveway to Lot 8 shall be revised to remove impacts to the NRD.

Concrete debris and a stream crossing were previously noted within the stream located on Lot 8. A permit must be obtained from MDE and ACOE and the area must be restored to the satisfaction of Harford County and MDE.

A flood study is required for Cabbage Run as outlined in section 131-8 C (2) of the Floodplain Regulations. The study must be completed by an engineer and submitted to DPW for approval. The floodplain district must be shown on a new series of the Preliminary Plan and the final plat.

A 50' landscape buffer is required along the western boundary line, adjacent to Lot 5 – Hurley Estate. A Landscape Plan must be submitted and the buffer must be recorded on the final plat.

Since more than five (5) lots have been created from the parcel, frontage improvements will be required along the frontage of Chestnut Hill Road. Please contact the Department of Public

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Works, Division of Engineering to determine the nature of the required improvements prior to final plat approval.

Sabrina Sauer, 814 Kensington Farm Court, asked if there were any access from Chestnut Hill Road for the new lots or would it all come down the court and off the cul de sac.

Mr. Ensor replied that the access to the lots will be coming off of the court, but the legal frontage for the property is along Chestnut Hill Road on the opposite side of the parcel from Kensington Farm Court. Mr. Ensor indicated these areas on the preliminary plan for Ms. Sauer.

Ms. Sauer asked the property adjacent to her lot.

Mr. Ensor said it would be part of Lot 8. Due to the unique configurations of the land, Lot 8 will own a strip of land up to Chestnut Hill Road and the lands which envelop her property.

Ms. Sauer asked about the timing of the approval for this plan.

Mr. Ensor said the development would not be started unless the owner had a sale.

Ms. Sauer asked about covenants.

Mr. Ensor explained these lots would not be held to the covenants of Kensington Farm Court but would likely have restrictions of some sort.

Bill Tharpe, Soil Conservation District manager, added an update on the rubble in the stream. He said his office is working with the Edwards on a plan for the overall stream restoration project. He explained that it will not overlap with the replanting area.

Meeting adjourned at 9:49 a.m.